

(530) **671-0000**_{x14} **LEASED INVESTMENT AVAILABLE**
DENTAL OFFICE IN YUBA CITY, CA

1007 LIVE OAK BLVD., SUITE A4
YUBA CITY, CA 95991

Conveniently located in the established medical arts area of Yuba City, CA.

3,595 square feet on 0.15 Acre. Located in the highly sought after "Langtree Plaza", a Professional office park in north Yuba City.

Property is finished to suit for an oral surgery office. Practicing doctor is an oral surgeon.

Easily accessible to Hwy. 20, Hwy. 99 and Hwy. 70.

Investment Highlights: \$66,090 Gross Rents (2017) - 7.81% CAP rate

Tenant: Jagdev Singh Heir, MD doing business as Sacramento Surgical Arts

Tenant is the principle of a multi-location practice. Expiration 4/16/19 with 5 yr. renewal

Asking Price: \$629,000



ZAC REPKA CELL(530)870-7778

DRE:# 01451649

ZAC@WMMT.COM

The information contained in this offering was provided from sources deemed to be reliable however Broker or owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

Annualized Property Operating Data

Potential Rental Income	\$66,090
<i>Less vacancy and Credit</i>	<i>(5% of PRI est.)</i>
Gross Operating Income:	\$62,785
<i>RE Taxes (estimated)</i>	\$7,538
<i>Prop. Insurance (estimated)</i>	\$1,600
<i>Off-Site Mngmt. (5% of PRI)</i>	\$3,192
<i>Flood Assessment (Actual)</i>	\$319
<i>Repairs & Maint. (estimated)</i>	\$900
<i>Utilities/CAMS (estimated)</i>	\$100
Total Operating Expenses	\$13,649
Net Operating Income	\$49,136

7.81% Capitalization Rate @ \$629,000 = \$175 per square foot

Comparable Sales of Dental Buildings

<u>Address</u>	<u>Square Footage</u>	<u>Price</u>	<u>Price PSF</u>
<u>1408 Live Oak</u>	<u>1,560 sf</u>	<u>\$290,000</u>	<u>\$186</u>
<u>541 Washington</u>	<u>3,288 sf *</u>	<u>\$600,000</u>	<u>\$182</u>
<u>1052 Live Oak</u>	<u>2,640 sf</u>	<u>\$440,000</u>	<u>\$167</u>

*basement square footage not calculated

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MEAGHER & TOMLINSON

